

|      |                                |
|------|--------------------------------|
| CVR  | COVER                          |
| C0.0 | EXISTING CONDITIONS PLAN NORTH |
| C0.1 | EXISTING CONDITIONS PLAN SOUTH |
| C1.0 | SITE PLAN                      |
| C1.1 | PHASING PLAN                   |
| C2.0 | GRADING PLAN NORTH             |
| C2.1 | GRADING PLAN SOUTH             |
| C3.0 | UTILITY PLAN NORTH             |
| C3.1 | UTILITY PLAN SOUTH             |
| L1.0 | OVERALL SITE - LANDSCAPE PLAN  |
| L1.1 | VILLA - LANDSCAPE PLAN         |
| A1   | EXTERIOR ELEVATIONS            |
| A2   | EXTERIOR ELEVATIONS            |
| A3   | COLOR ELEVATIONS/RENDERINGS    |
| E1   | SITE LIGHTING                  |

# JOHN KNOX VILLAGE HYBRID VILLA

New Villa Building

LEE'S SUMMIT, MO

## PRELIMINARY DEVELOPMENT PERMIT SET

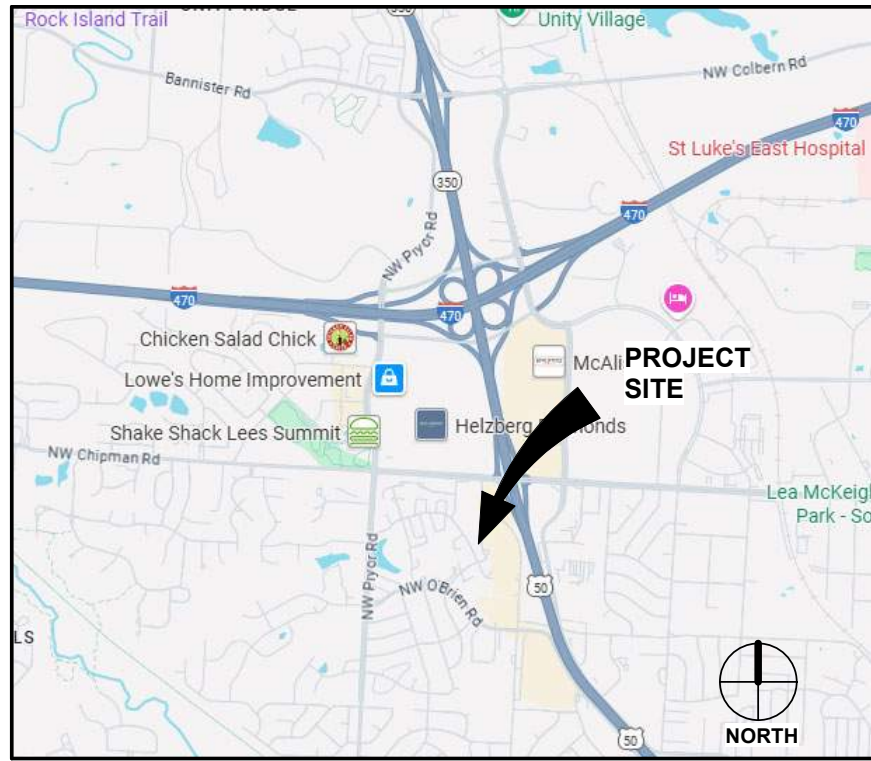
DATE: DECEMBER 23, 2025

REVISED 1/23/26

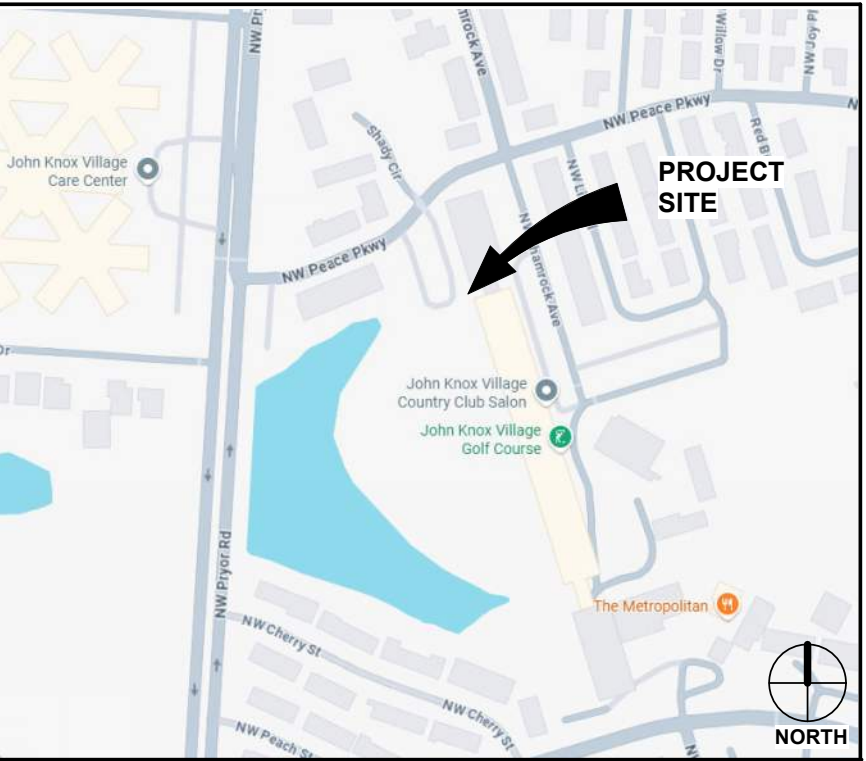
COMM. NO. 25110.00

\*NOT FOR CONSTRUCTION\*

VICINITY MAP



LOCATION MAP



S F C S

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Interiors

**ROANOKE OFFICE** (CORPORATE)  
305 SOUTH JEFFERSON STREET  
ROANOKE, VA 24011-2003  
800.873.2788

**CHARLOTTE OFFICE**  
1927 SOUTH TRYON STREET, SUITE 207  
CHARLOTTE, NC 28203  
704.372.7327

**PHILADELPHIA OFFICE**  
1777 SENTRY PARKWAY WEST  
VEVA 17, SUITE 220  
BLUE BELL, PA 19422  
610.825.1288

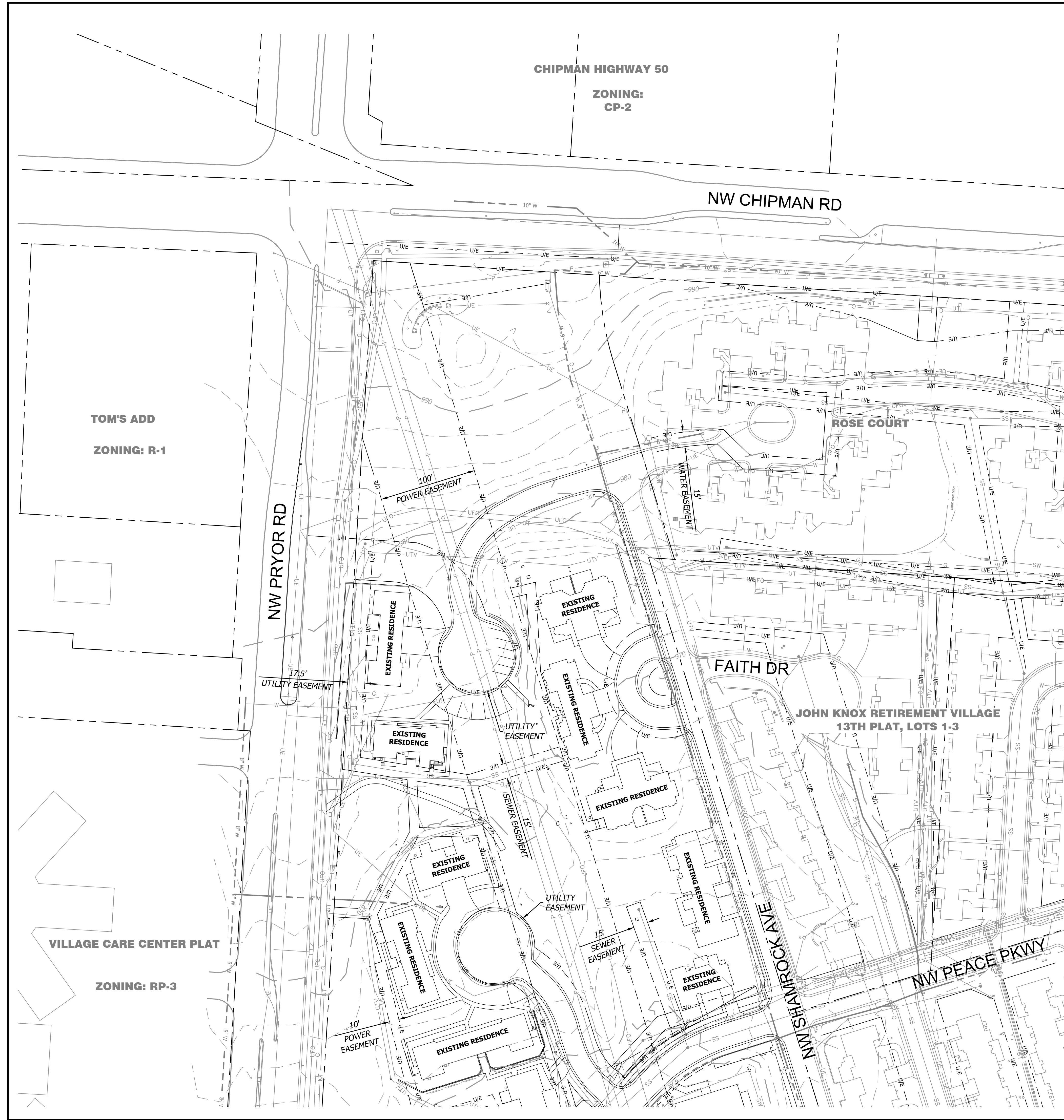
**LOUISVILLE OFFICE**  
2115 LEXINGTON ROAD, SUITE 100  
LOUISVILLE, KY 40206  
502.414.4545

### GREYSTONE COMMUNITIES

DEVELOPER  
225 E. John Carpenter Freeway, Suite 700  
Irving, TX 75062  
Phone 972.403.3700  
www.greystonecommunities.com

### BHC RHODES

CIVIL ENGINEERING  
7101 College Blvd, Suite 400  
Overland Park, KS66210  
Phone: 913.663.1900  
www.ibhc.com



FLOOD STATEMENT

The subject property lies within Flood Zone " X " (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).  
Map Number: 29095C0416G  
Panel No: 416 of 625  
Map Revised Date: January 20, 2017  
**NOTE:** This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

OIL-GAS WELLS

ACCORDING TO THE DNR OIL AND GAS LOGS FOR THE COUNTY OF JACKSON, THERE ARE NOT OIL AND GAS WELLS NEAR THE PROPERTY AS SURVEYED HEREON.



PRELIMINARY DEVELOPMENT PLAN

NOT FOR CONSTRUCTION



HYBRID VILLA APARTMENTS



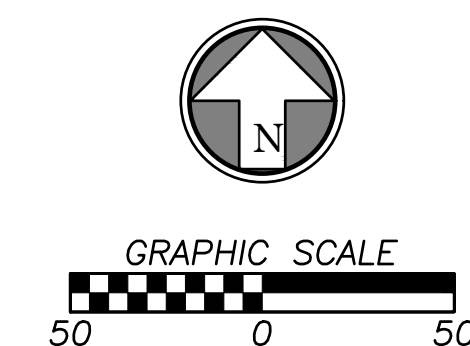
SFCS Inc. ■ 1927 South Tryon St. - Suite 207  
Charlotte, North Carolina 28203.4633  
704.372.7327 ■ Fax 704.372.7369  
www.sfcs.com

|                 |                |
|-----------------|----------------|
| DESIGNER : DAS  | DRAWN : ARK    |
| ARCHITECT : DAS | CHECKED : ERB  |
| ENGINEER : ERB  | APPROVED : ERB |

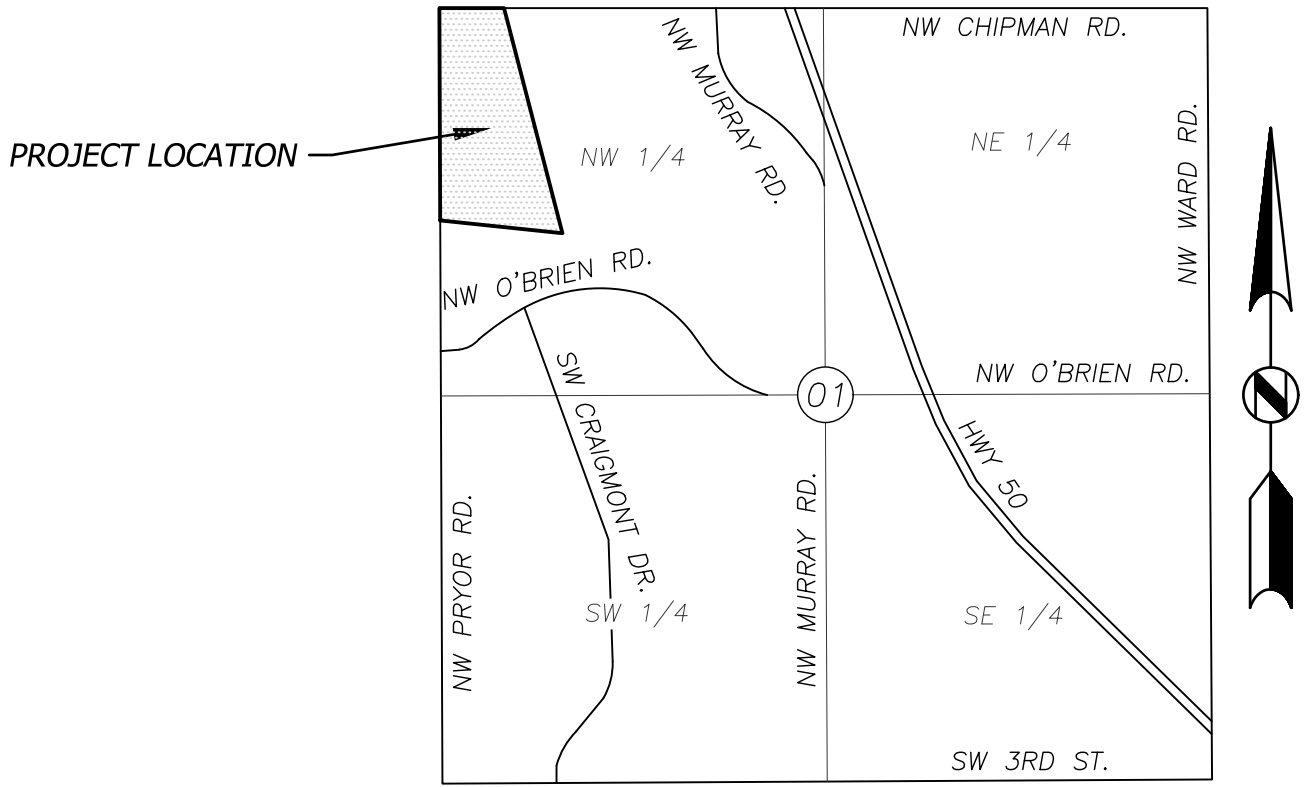
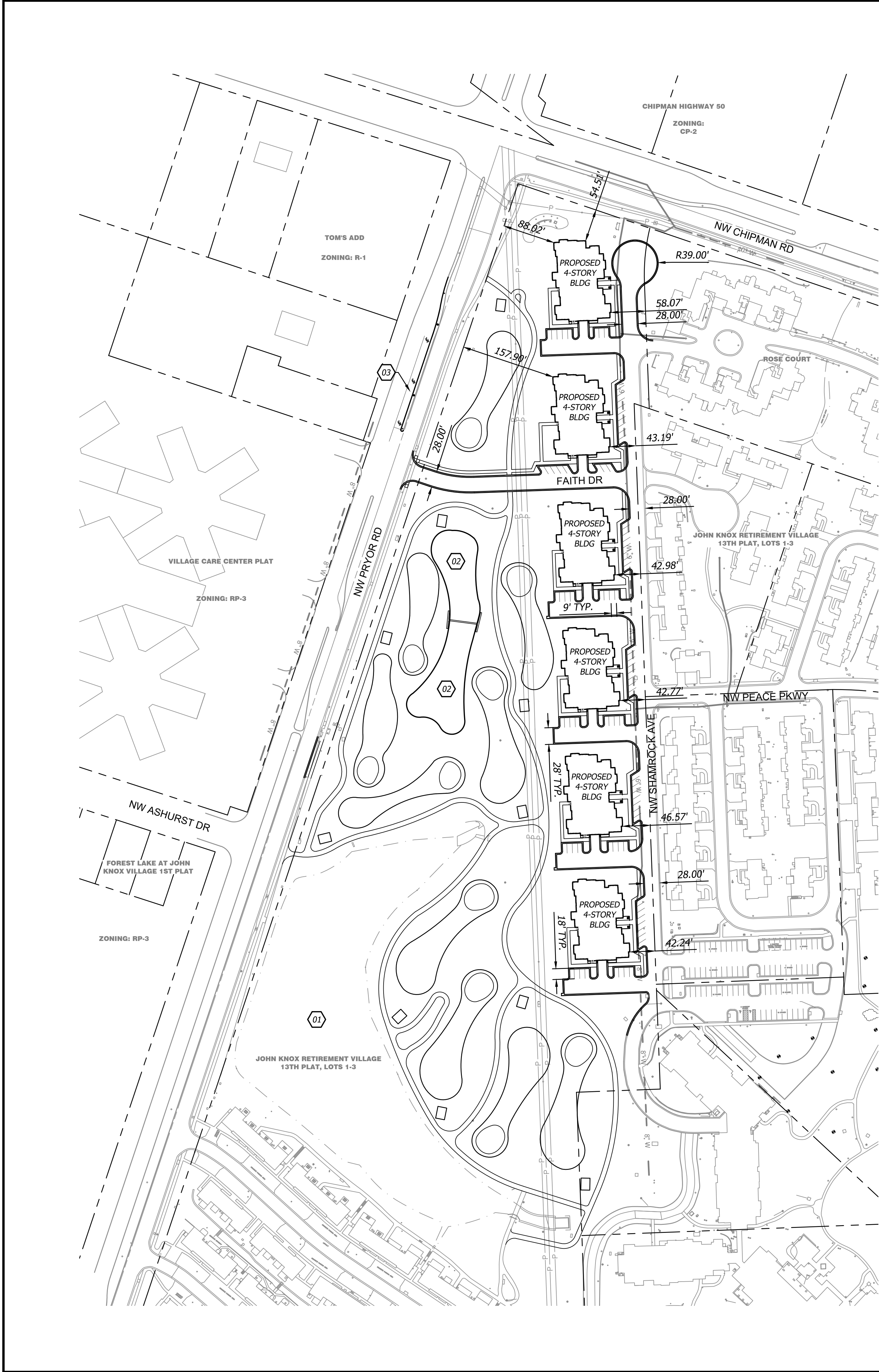
| NO. | REVISION DESCRIPTION | DATE      |
|-----|----------------------|-----------|
| 1   | CITY COMMENTS        | 1/23/2026 |
| 2   | CITY COMMENTS        | 3/04/2026 |
| 3   | CITY COMMENTS        | 3/11/2026 |
| 4   | CITY COMMENTS        | 3/20/2026 |

EXISTING CONDITIONS PLAN NORTH

|                         |         |
|-------------------------|---------|
| DATE: December 23, 2025 | DRAWING |
| COMM. NO. 25110.00      | C0.0    |



|           |                   |                        |
|-----------|-------------------|------------------------|
| DATE:     | December 23, 2025 | DRAWING<br><b>C0.1</b> |
| COMM. NO. | 25110.00          |                        |



VICINITY MAP

NTS  
SECTION 01-T47N-R32W  
JACKSON COUNTY, MISSOURI

SITE DATA

|                                                                          |                                                            |
|--------------------------------------------------------------------------|------------------------------------------------------------|
| SITE                                                                     |                                                            |
| SITE AREA:                                                               | 15.00 AC<br>653,400 SF                                     |
| IMPERVIOUS AREA:                                                         |                                                            |
| EXISTING:                                                                | 218,580 SF (33.5%)                                         |
| PROPOSED:                                                                | 199,745 SF (30.6%)                                         |
| BUILDING                                                                 |                                                            |
| TOTAL BUILDING AREA:                                                     | 249,600 SF (38.2% FAR)                                     |
| SINGLE BUILDING AREA:                                                    | 41,600 SF (6.4%)                                           |
| NUMBER OF DWELLING UNITS:                                                | 90                                                         |
| DWELLING UNITS PER ACRES:                                                | 6                                                          |
| PARKING                                                                  |                                                            |
| PARKING PROVIDED:                                                        | 180 TOTAL<br>90 GARAGE<br>90 SURFACE<br>6 HANDICAP (6 VAN) |
| PARKING REQUIRED:                                                        |                                                            |
| HYBRID VILLA (6 BUILDINGS WITH 15 TWO-BED UNITS EACH):                   | 180                                                        |
| (1.5 STALLS/UNIT [RESIDENT] + 0.5 STALLS/UNIT [VISITOR] = 2 STALLS/UNIT) |                                                            |
| ADA STALLS:                                                              | 6                                                          |
| (BASED ON 180 PROVIDED PARKING)                                          |                                                            |

OIL-GAS WELLS

ACCORDING TO THE DNR OIL AND GAS LOGS FOR THE COUNTY OF JACKSON, THERE ARE NOT OIL AND GAS WELLS NEAR THE PROPERTY AS SURVEYED HEREON.

LEGAL DESCRIPTION

JOHN KNOX RETIREMENT VILLAGE 13TH PLAT LOTS 1-3, LOT 3

AND

A TRACT OF LAND BEING PART OF THE NW 1/4 OF SECTION 1, TOWNSHIP 47, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, JOHN KNOX RETIREMENT VILLAGE 13TH PLAT LOTS 1-3, THENCE N 03° 27' 51" E, 286.93 FEET;

THENCE S 863° 19' 31" E, 182.98 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 381.30 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 109.71 FEET, SAID CURVE HAVING A CHORD BEARING S 08° 56' 25" E, AND A CHORD DISTRANCE OF 109.33 FEET;

THENCE S 17° 10' 58" E, 193.09 FEET;

THENCE N 86° 17' 02" W, 274.55 FEET TO THE POINT OF BEGINNING.

ZONING

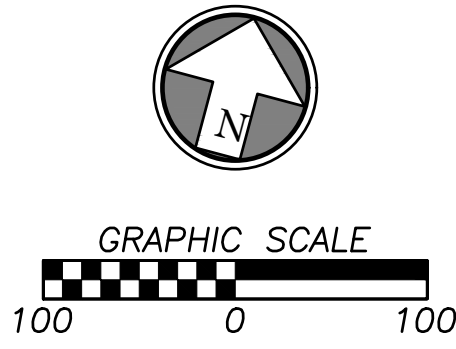
PMIX (PLANNED MIXED USE)

NOTES

- 01 EXISTING POND
- 02 PROPOSED POND
- 03 PROPOSED LEFT TURN LANE

SITE LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK



PRELIMINARY  
DEVELOPMENT  
PLAN

NOT FOR CONSTRUCTION



John Knox Village

HYBRID VILLA APARTMENTS



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www.sfcs.com

|                 |                      |           |
|-----------------|----------------------|-----------|
| DESIGNER : DAS  | DRAWN : ARK          |           |
| ARCHITECT : DAS | CHECKED : ERB        |           |
| ENGINEER : ERB  | APPROVED : ERB       |           |
| NO.             | REVISION DESCRIPTION | DATE      |
| 1               | CITY COMMENTS        | 1/23/2026 |
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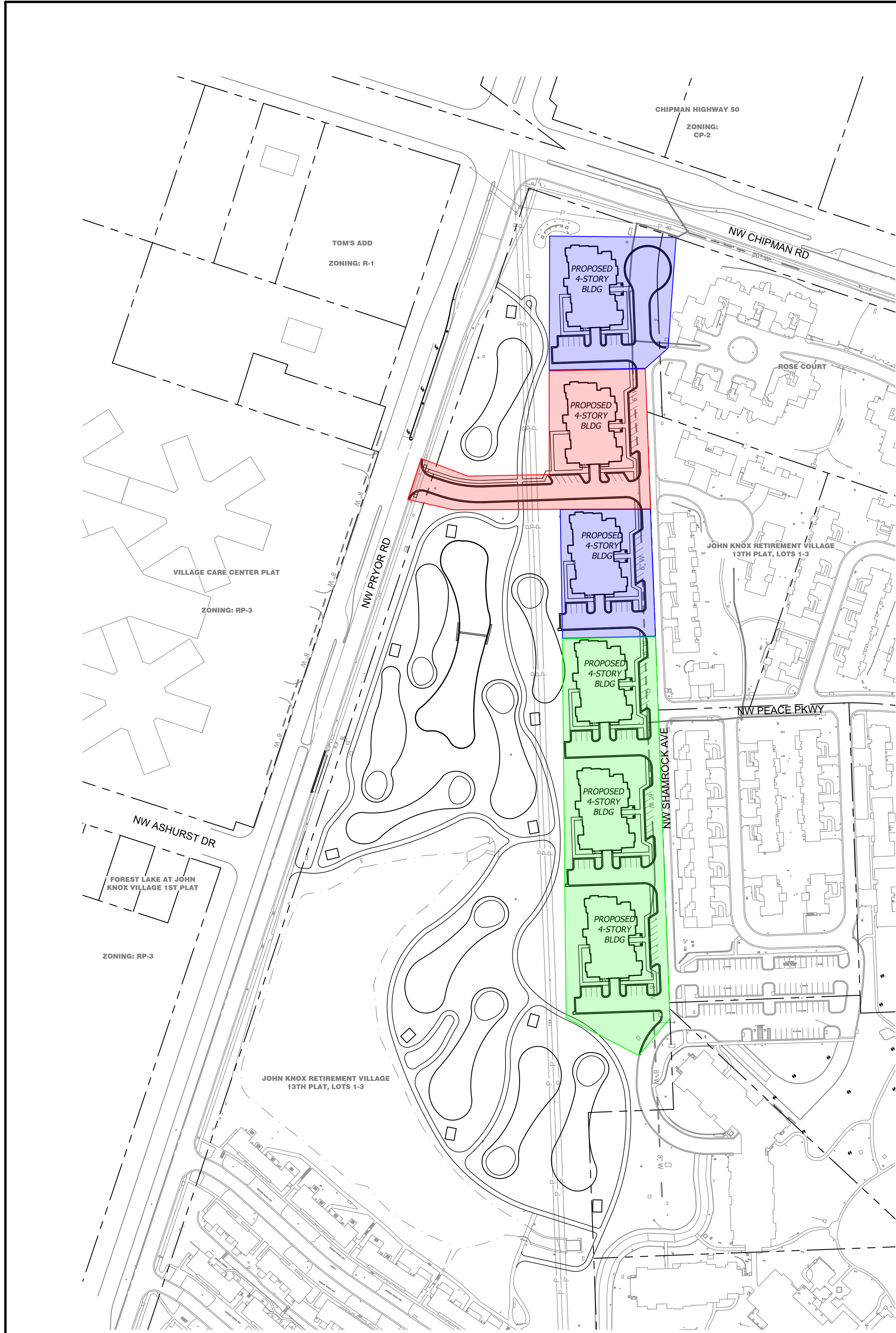
DRAWING TITLE

SITE PLAN

DATE: December 23, 2025  
COMM. NO. 25110.00

DRAWING

C1.0

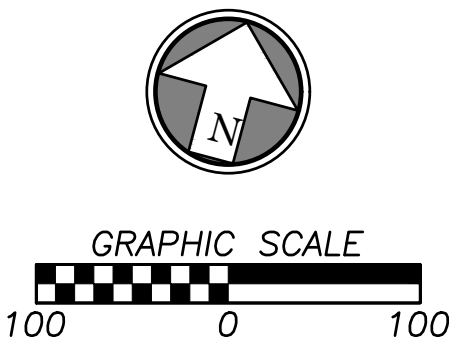


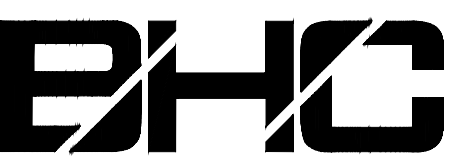
**PHASING LEGEND**

PHASE 1

PHASE 2

PHASE 3





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p. (913) 663-1900

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| ENGINEER : ERB  | APPROVED : ERB       |           |
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| 4               | CITY COMMENTS        | 3/20/2026 |

DRAWING TITLE

**PHASING PLAN**

|                         |             |
|-------------------------|-------------|
| DATE: December 23, 2025 | DRAWING     |
| COMM. NO. 25110.00      | <b>C1.1</b> |



**FLOOD STATEMENT**

The subject property lies within Flood Zone " X " (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0416G

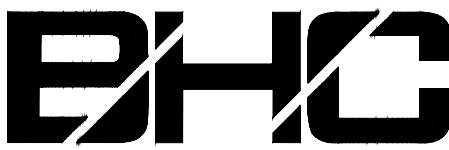
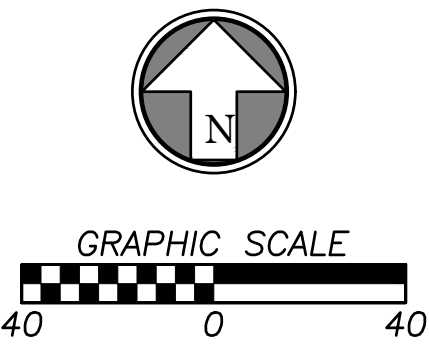
Panel No: 416 of 625

Map Revised Date: January 20, 2017

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**GRADING LEGEND**

- 980 FINISH GRADE MAJOR CONTOURS
- 982 FINISH GRADE MINOR CONTOURS
- 980 EXISTING GRADE MAJOR CONTOURS
- 982 EXISTING GRADE MINOR CONTOURS



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**PRELIMINARY  
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|-----------------|----------------------|----------------|
| DESIGNER : DAS  |                      | DRAWN : ARK    |
| ARCHITECT : DAS |                      | CHECKED : ERB  |
| ENGINEER : ERB  |                      | APPROVED : ERB |
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| 4               | CITY COMMENTS        | 3/20/2026      |

DRAWING TITLE

**GRADING PLAN NORTH**

DATE: December 23, 2025

DRAWING

COMM. NO.

25110.00

**C2.0**



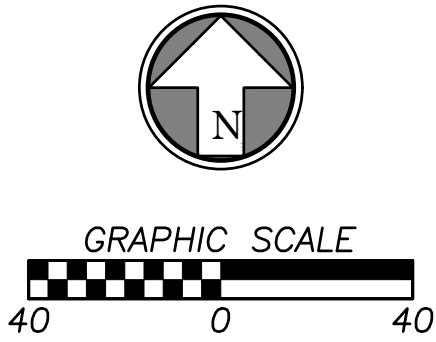
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Map Number: 29095C0416G  
Panel No: 416 of 625  
Map Revised Date: January 20, 2017

**NOTE:** This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

| Grading Legend |     |                               |
|----------------|-----|-------------------------------|
|                | 980 | FINISH GRADE MAJOR CONTOURS   |
|                | 982 | FINISH GRADE MINOR CONTOURS   |
|                | 980 | EXISTING GRADE MAJOR CONTOURS |
|                | 982 | EXISTING GRADE MINOR CONTOURS |



**PRELIMINARY  
DEVELOPMENT  
PLAN**

NOT FOR CONSTRUCTION



**HYBRID VILLA APARTMENTS**



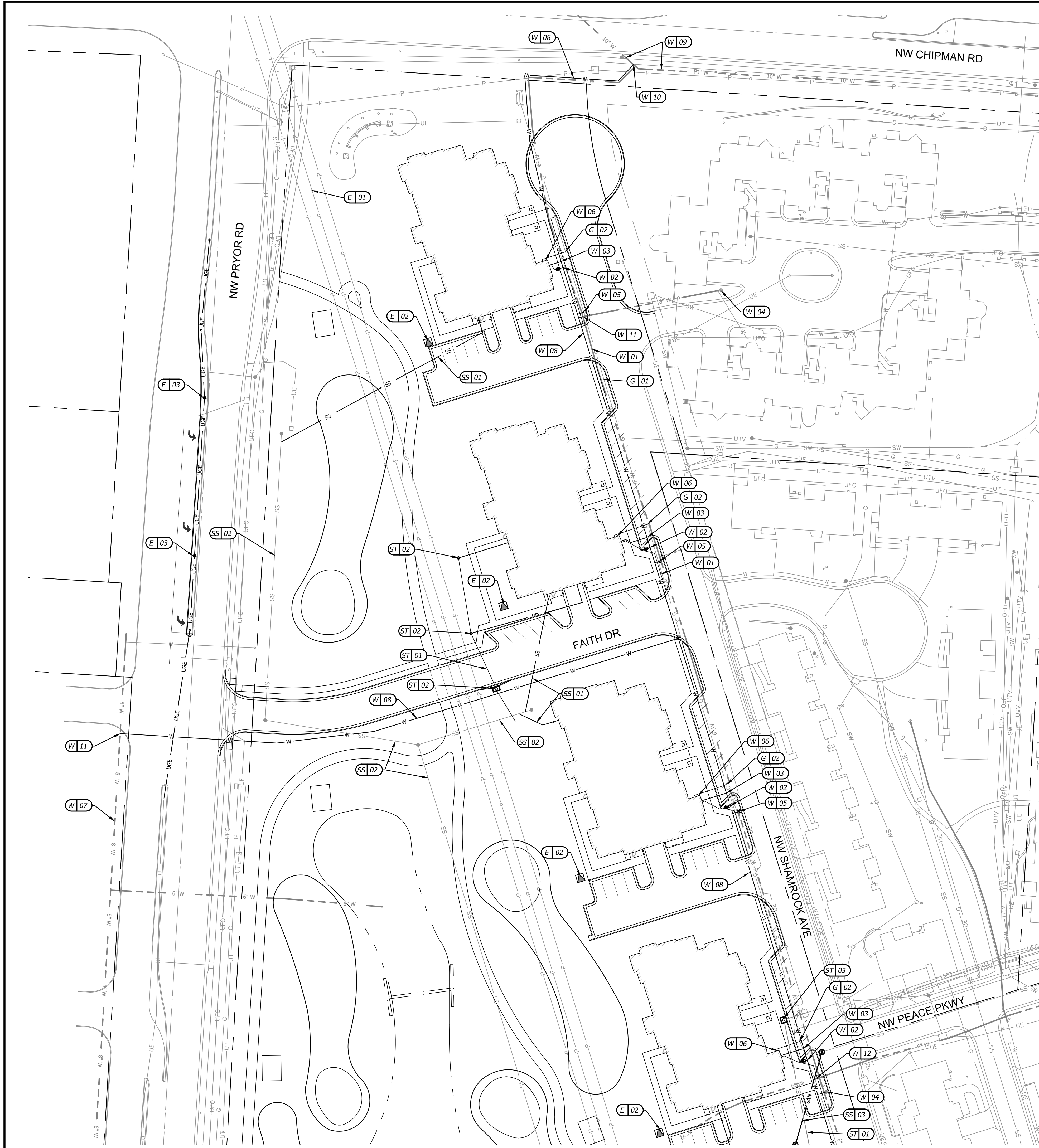
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| DESIGNER : DAS  | DRAWN : ARK          |           |
|-----------------|----------------------|-----------|
| ARCHITECT : DAS | CHECKED : ERB        |           |
| ENGINEER : ERB  | APPROVED : ERB       |           |
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| 4               | CITY COMMENTS        | 3/20/2026 |

DRAWING TITLE  
**GRADING PLAN SOUTH**

DATE: December 23, 2025  
COMM. NO. 25110.00

DRAWING  
**C2.1**



**UTILITY NOTES**

- W - WATER SERVICE INFORMATION - LEE'S SUMMIT WATER UTILITIES**
- 01 EXISTING 6" WATER MAIN TO BE ABANDONED
  - 02 PROPOSED WATER SERVICE LINE WITH METER
  - 03 PROPOSED FIRE SERVICE LINE
  - 04 EXISTING FIRE HYDRANT
  - 05 PROPOSED FIRE HYDRANT
  - 06 PROPOSED FIRE DEPARTMENT CONNECTION
  - 07 EXISTING 8" WATER MAIN
  - 08 PROPOSED 8" WATER MAIN
  - 09 EXISTING 10" WATER MAIN
  - 10 CONNECT 8" MAIN TO 10" MAIN
  - 11 CONNECT 8" MAIN TO 8" MAIN
  - 12 CONNECT 8" MAIN TO 6" MAIN
  - 13 EXISTING 6" MAIN TO BE ABANDONED AT TEE

- E - ELECTRIC SERVICE INFORMATION - EVERGY**
- 01 EXISTING OVERHEAD DISTRIBUTION POWER LINES
  - 02 PROPOSED TRANSFORMER PAD
  - 03 RELOCATED STREET LIGHT POLE

- G - GAS SERVICE INFORMATION - SPIRE**
- 01 EXISTING GAS MAIN
  - 02 PROPOSED GAS SERVICE LINE

- ST - STORM SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
- 01 PROPOSED STORM SEWER LINE
  - 02 PROPOSED STORM STRUCTURE
  - 03 RELOCATED STORM INLET

- SS - SANITARY SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
- 01 PROPOSED SANITARY SEWER SERVICE LINE
  - 02 EXISTING SANITARY MAIN
  - 03 PROPOSED RELOCATED SANITARY MAIN



**PRELIMINARY  
DEVELOPMENT  
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| ENGINEER : ERB  | APPROVED : ERB       |           |
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| 3               | CITY COMMENTS        | 3/11/2026 |
| 4               | CITY COMMENTS        | 3/20/2026 |

DRAWING TITLE  
**UTILITY PLAN NORTH**

|                         |             |
|-------------------------|-------------|
| DATE: December 23, 2025 | DRAWING     |
| COMM. NO. 25110.00      | <b>C3.0</b> |



**UTILITY NOTES**

- W - WATER SERVICE INFORMATION - LEE'S SUMMIT WATER UTILITIES**
- 01 EXISTING 6" WATER MAIN TO BE ABANDONED
  - 02 PROPOSED WATER SERVICE LINE WITH METER
  - 03 PROPOSED FIRE SERVICE LINE
  - 04 EXISTING FIRE HYDRANT
  - 05 PROPOSED FIRE HYDRANT
  - 06 PROPOSED FIRE DEPARTMENT CONNECTION
  - 07 EXISTING 8" WATER MAIN
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  - 09 EXISTING 10" WATER MAIN
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  - 11 CONNECT 8" MAIN TO 8" MAIN
  - 12 CONNECT 8" MAIN TO 6" MAIN
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- E - ELECTRIC SERVICE INFORMATION - EVERGY**
- 01 EXISTING OVERHEAD DISTRIBUTION POWER LINES
  - 02 PROPOSED TRANSFORMER PAD
  - 03 RELOCATED STREET LIGHT POLE

- G - GAS SERVICE INFORMATION - SPIRE**
- 01 EXISTING GAS MAIN
  - 02 PROPOSED GAS SERVICE LINE

- ST - STORM SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
- 01 PROPOSED STORM SEWER LINE
  - 02 PROPOSED STORM STRUCTURE
  - 03 RELOCATED STORM INLET

- SS - SANITARY SEWER INFORMATION - LEE'S SUMMIT PUBLIC WORKS**
- 01 PROPOSED SANITARY SEWER SERVICE LINE
  - 02 EXISTING SANITARY MAIN
  - 03 PROPOSED RELOCATED SANITARY MAIN



**PRELIMINARY  
DEVELOPMENT  
PLAN**

NOT FOR CONSTRUCTION



**HYBRID VILLA APARTMENTS**



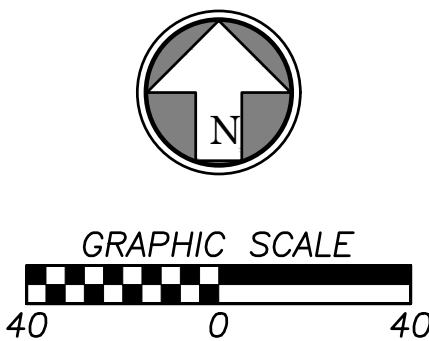
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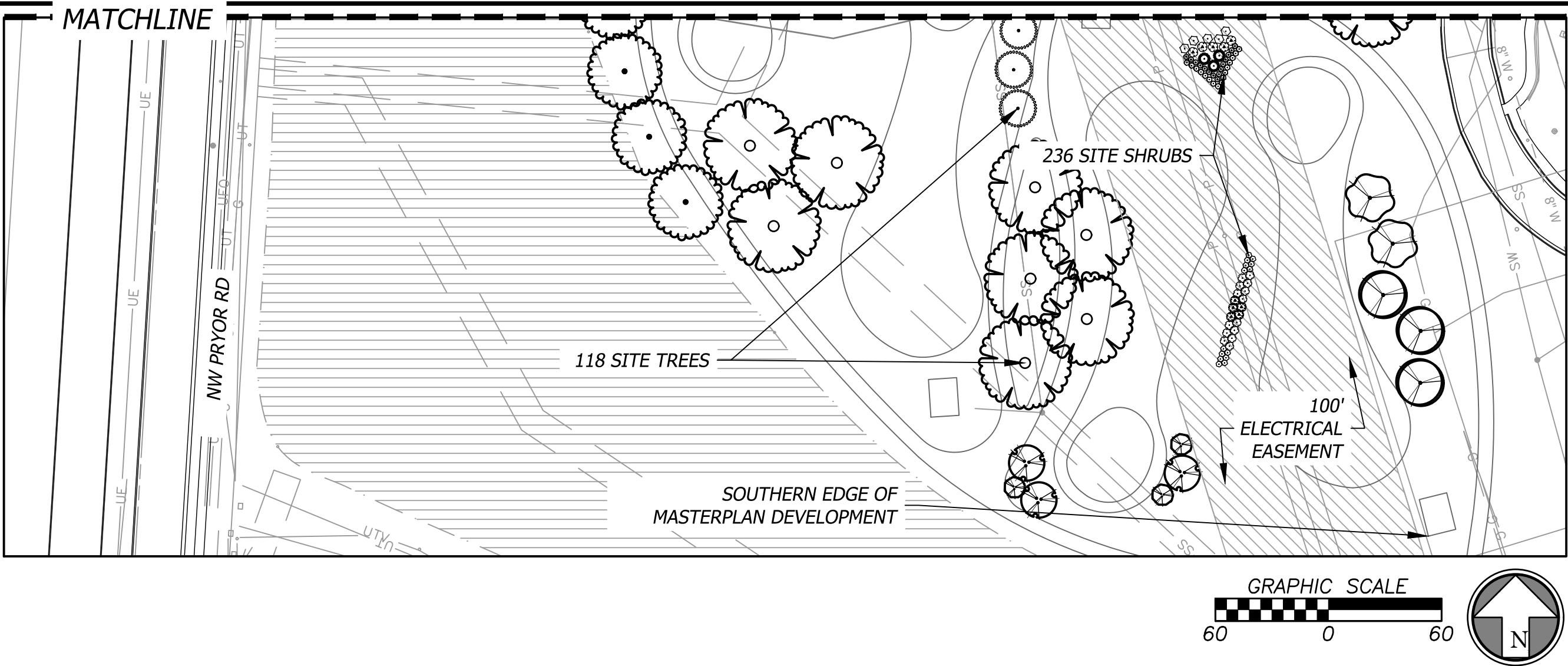
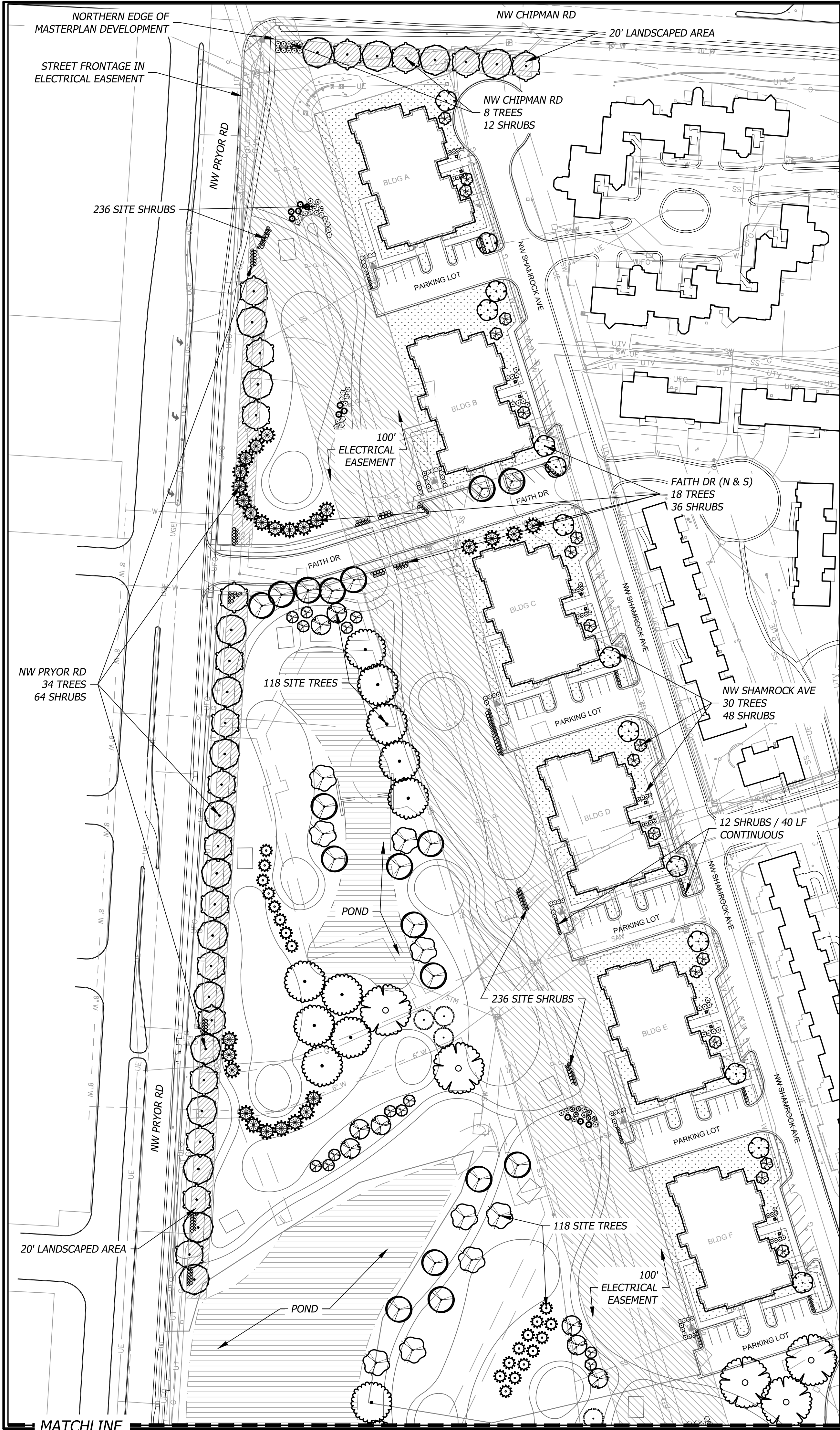
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| ARCHITECT : DAS |                      | CHECKED : ERB  |
| ENGINEER : ERB  |                      | APPROVED : ERB |
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| 4               | CITY COMMENTS        | 3/20/2026      |

**DRAWING TITLE**  
**UTILITY PLAN SOUTH**

DATE: December 23, 2025  
COMM. NO. 25110.00

DRAWING  
**C3.1**

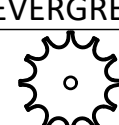
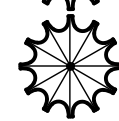
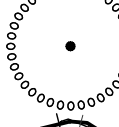
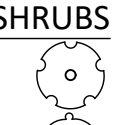
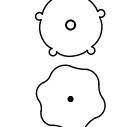
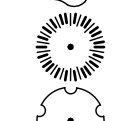
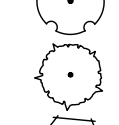
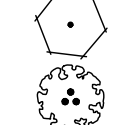
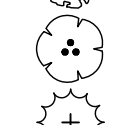
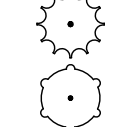
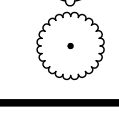




SITE DATA

| Overall Site                       | Quantity  | Required | Provided |
|------------------------------------|-----------|----------|----------|
| <b>Street Frontage</b>             |           |          |          |
| NW Chipman Rd (LF) to the North    | 237.0     |          |          |
| 1 tree / 30 LF of street frontage  |           | 7.9      | 8        |
| 1 shrub / 20 LF of street frontage |           | 11.9     | 14       |
| NW Pryor Rd (LF) to the West       | 1,000.0   |          |          |
| 1 tree / 30 LF of street frontage  |           | 33.3     | 34       |
| 1 shrub / 20 LF of street frontage |           | 50.0     | 64       |
| Faith Dr (LF) North Side           | 259.0     |          |          |
| 1 tree / 30 LF of street frontage  |           | 8.6      | 9        |
| 1 shrub / 20 LF of street frontage |           | 13.0     | 18       |
| Faith Dr (LF) South Side           | 259.0     |          |          |
| 1 tree / 30 LF of street frontage  |           | 8.6      | 9        |
| 1 shrub / 20 LF of street frontage |           | 13.0     | 18       |
| NW Shamrock Ave (LF) to the East   | 888.0     |          |          |
| 1 tree / 30 LF of street frontage  |           | 29.6     | 30       |
| 1 shrub / 20 LF of street frontage |           | 44.4     | 48       |
| <b>Site Area</b>                   | 653,400.0 |          |          |
| <b>Building Footprint</b>          | 65,586.0  |          |          |
| 1 tree / 5,000 SF                  | 587,814.0 | 117.6    | 118.0    |
| 2 shrubs / 5,000 SF                | 587,814.0 | 235.1    | 260.0    |
| 20' Landscape Buffer               |           | Yes      | Yes      |

PLANT SCHEDULE

| SYMBOL                                                                                | QTY | BOTANICAL / COMMON NAME                                                                                                                              | CONT. | CAL     | HEIGHT    |
|---------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|-----------|
| TREES                                                                                 |     |                                                                                                                                                      |       |         |           |
|    | 11  | Acer saccharum 'Caddo' / Caddo Sugar Maple<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0                                           | B & B | 2"Cal   |           |
|    | 18  | Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust                                                                               | B & B | 2" cal  |           |
|    | 19  | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree                                                                                                  | B & B | 2"Cal   |           |
|    | 21  | Nyssa sylvatica 'Wildfire' / Wildfire Tupelo<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0                                         | B & B | 2"Cal   |           |
|    | 14  | Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree                                                                              | B & B | 2"Cal   |           |
|   | 13  | Quercus rubra / Red Oak                                                                                                                              | B & B | 3"Cal   |           |
| EVERGREEN TREES                                                                       |     |                                                                                                                                                      |       |         |           |
|  | 20  | Juniperus virginiana 'Canaerti' / Canaerti Eastern Redcedar<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0                          | B & B |         | 6' - 8' H |
|  | 27  | Thuja x 'Green Giant' / Green Giant Arborvitae                                                                                                       | B & B |         | 6' - 8' H |
| ORNAMENTAL TREES                                                                      |     |                                                                                                                                                      |       |         |           |
|  | 6   | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 2"Cal   |           |
|  | 16  | Magnolia x 'Jane' / Jane Magnolia                                                                                                                    | B & B | 2"Cal   |           |
|  | 11  | Magnolia x soulangeana / Saucer Magnolia                                                                                                             | B & B | 2" cal  |           |
|  | 14  | Malus x 'Prairifire' / Prairifire Crab Apple                                                                                                         | B & B | 2"Cal   |           |
|  | 18  | Malus x 'Velvetcole' / Velvet Pillar™ Crabapple                                                                                                      | B & B | 2"Cal   |           |
| SYMBOL                                                                                | QTY | BOTANICAL / COMMON NAME                                                                                                                              | CONT. | HEIGHT  |           |
| SHRUBS                                                                                |     |                                                                                                                                                      |       |         |           |
|  | 32  | Hydrangea paniculata 'ILVOBO'™ / Bobo Panicle Hydrangea<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0                              | 5 gal |         |           |
|  | 26  | Hydrangea serrata 'Bluebird' / Bluebird Serrate Hydrangea<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0                            | 5 gal |         |           |
|  | 14  | Itea virginica 'Merlot' / Merlot Sweetspire<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0                                          | 5 gal |         |           |
|  | 14  | Lindera benzoin / Spicebush                                                                                                                          | 5 gal |         |           |
|  | 14  | Physocarpus opulifolius 'SMNPOTWG' / Tiny Wine® Gold Ninebark                                                                                        | 5 gal |         |           |
|  | 52  | Rhamnus frangula 'Ron Williams' / Fine Line® Alder Buckthorn                                                                                         | 5 gal |         |           |
|  | 25  | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac                                                                                                    | 5 gal |         |           |
|  | 11  | Rhus typhina 'Bailtiger' / Tiger Eyes® Staghorn Sumac                                                                                                | 5 gal |         |           |
|  | 15  | Syringa meyeri 'Palibin' / Dwarf Korean Lilac                                                                                                        | 5 gal |         |           |
|  | 59  | Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae                                                                                                | 5 gal | 4'-6" H |           |
| EVERGREEN SHRUBS                                                                      |     |                                                                                                                                                      |       |         |           |
|  | 66  | Buxus x 'Green Gem' / Green Gem Boxwood<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0                                              | 5 gal |         |           |
|  | 53  | Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0                               | 5 gal |         |           |
|  | 100 | Thuja occidentalis 'Bobozam' / Mr. Bowling Ball® Arborvitae<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0                          | 5 gal |         |           |



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John Knox Village

HYBRID VILLA APARTMENTS



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| DESIGNER : DAS  |                      | DRAWN : ARK    |
| ARCHITECT : DAS |                      | CHECKED : ERB  |
| ENGINEER : ERB  |                      | APPROVED : ERB |
| NO.             | REVISION DESCRIPTION | DATE           |
| 1               | CITY COMMENTS        | 1/23/2026      |
| 2               | CITY COMMENTS        | 3/04/2026      |
| 3               | CITY COMMENTS        | 3/11/2026      |
| 4               | CITY COMMENTS        | 3/20/2026      |

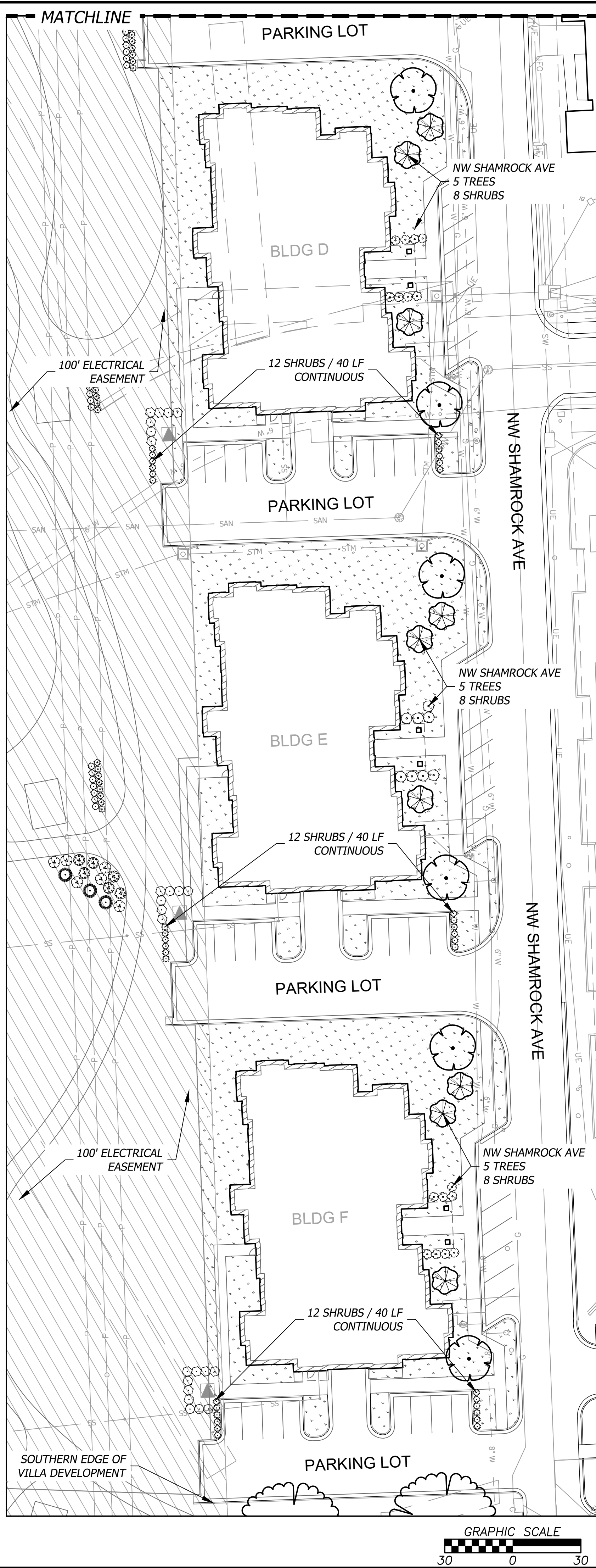
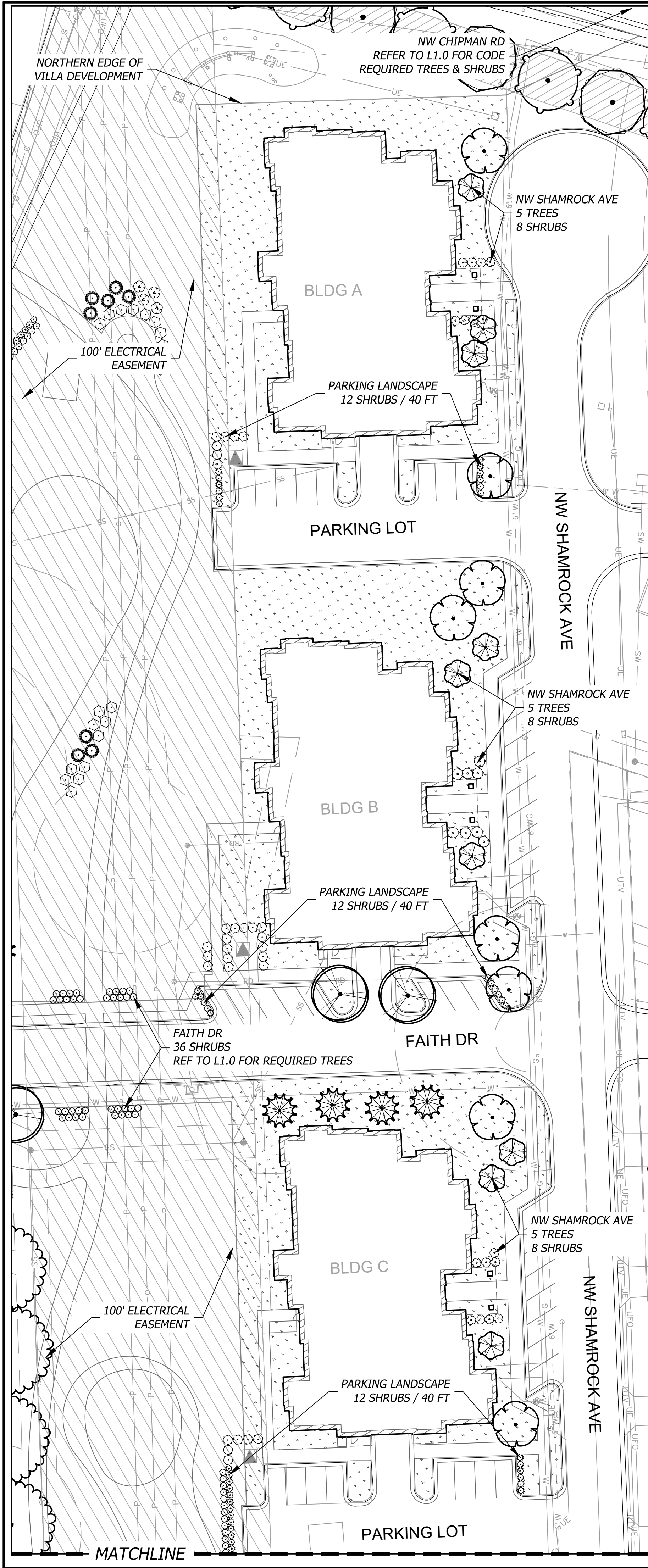
DRAWING TITLE  
GOLF COURSE  
& VILLA  
MASTER PLAN -  
LANDSCAPE

DATE: December 23, 2025

DRAWING

COMM. NO. 25110.00

L1.0



| BLDG A                                          | Quantity | Required | Provided |
|-------------------------------------------------|----------|----------|----------|
| <b>Street Frontage</b>                          |          |          |          |
| NW Shamrock Ave (LF) to the East                | 148.0    |          |          |
| 1 tree / 30 LF of street frontage               |          | 4.9      | 5        |
| 1 shrub / 20 LF of street frontage              |          | 7.4      | 8        |
| <b>Parking Landscape</b>                        |          |          |          |
| total LA are 5% of parking area                 | 1,369.0  | 68.5     | 364      |
| islands to be min 9' wide                       |          | Yes      | Yes      |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0     | 10.8     | 12       |

| BLDG B                                          | Quantity | Required | Provided |
|-------------------------------------------------|----------|----------|----------|
| <b>Street Frontage</b>                          |          |          |          |
| NW Shamrock Ave (LF) to the East                | 148.0    |          |          |
| 1 tree / 30 LF of street frontage               |          | 4.9      | 5        |
| 1 shrub / 20 LF of street frontage              |          | 7.4      | 8        |
| Faith Dr (LF) to the South                      | 119.0    |          |          |
| 1 tree / 30 LF of street frontage               |          | 4.0      | 4        |
| 1 shrub / 20 LF of street frontage              |          | 6.0      | 8        |
| <b>Parking Landscape</b>                        |          |          |          |
| total LA are 5% of parking area                 | 1,369.0  | 68.5     | 364      |
| islands to be min 9' wide                       |          | Yes      | Yes      |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0     | 10.8     | 12       |

| BLDG C                                          | Quantity | Required | Provided |
|-------------------------------------------------|----------|----------|----------|
| <b>Street Frontage</b>                          |          |          |          |
| Faith Dr (LF) to the North                      | 119.0    |          |          |
| 1 tree / 30 LF of street frontage               |          | 4.0      | 4        |
| 1 shrub / 20 LF of street frontage              |          | 6.0      | 8        |
| NW Shamrock Ave (LF) to the East                | 148.0    |          |          |
| 1 tree / 30 LF of street frontage               |          | 4.9      | 5        |
| 1 shrub / 20 LF of street frontage              |          | 7.4      | 8        |
| <b>Parking Landscape</b>                        |          |          |          |
| total LA are 5% of parking area                 | 1,369.0  | 68.5     | 364      |
| islands to be min 9' wide                       |          | Yes      | Yes      |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0     | 10.8     | 12       |

| BLDG D                                          | Quantity | Required | Provided |
|-------------------------------------------------|----------|----------|----------|
| <b>Street Frontage</b>                          |          |          |          |
| NW Shamrock Ave (LF) to the East                | 148.0    |          |          |
| 1 tree / 30 LF of street frontage               |          | 4.9      | 5        |
| 1 shrub / 20 LF of street frontage              |          | 7.4      | 8        |
| <b>Parking Landscape</b>                        |          |          |          |
| total LA are 5% of parking area                 | 1,369.0  | 68.5     | 364      |
| islands to be min 9' wide                       |          | Yes      | Yes      |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0     | 10.8     | 12       |

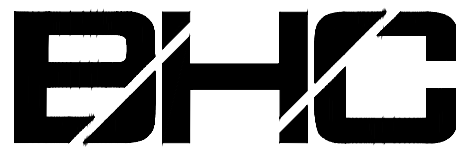
| BLDG E                                          | Quantity | Required | Provided |
|-------------------------------------------------|----------|----------|----------|
| <b>Street Frontage</b>                          |          |          |          |
| NW Shamrock Ave (LF) to the East                | 148.0    |          |          |
| 1 tree / 30 LF of street frontage               |          | 4.9      | 5        |
| 1 shrub / 20 LF of street frontage              |          | 7.4      | 8        |
| <b>Parking Landscape</b>                        |          |          |          |
| total LA are 5% of parking area                 | 1,369.0  | 68.5     | 364      |
| islands to be min 9' wide                       |          | Yes      | Yes      |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0     | 10.8     | 12       |

| BLDG F                                          | Quantity | Required | Provided |
|-------------------------------------------------|----------|----------|----------|
| <b>Street Frontage</b>                          |          |          |          |
| NW Shamrock Ave (LF) to the East                | 148.0    |          |          |
| 1 tree / 30 LF of street frontage               |          | 4.9      | 5        |
| 1 shrub / 20 LF of street frontage              |          | 7.4      | 8        |
| <b>Parking Landscape</b>                        |          |          |          |
| total LA are 5% of parking area                 | 1,369.0  | 68.5     | 364      |
| islands to be min 9' wide                       |          | Yes      | Yes      |
| 12 shrubs / 40 LF for continuous visual barrier | 36.0     | 10.8     | 12       |

NOTE: SITE AREA OPEN YARD REQUIREMENTS ARE COVERED BY GOLF COURSE & VILLA MASTER PLAN REFER TO L1.0

PLANT SCHEDULE

| SYMBOL           | QTY | BOTANICAL / COMMON NAME                                                                                                                              | CONT  | CAL    | HEIGHT    |
|------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|-----------|
| TREES            |     |                                                                                                                                                      |       |        |           |
|                  | 11  | Acer saccharum 'Caddo' / Caddo Sugar Maple<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0                                           | B & B | 2"Cal  |           |
|                  | 18  | Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust                                                                               | B & B | 2" cal |           |
|                  | 19  | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree                                                                                                  | B & B | 2"Cal  |           |
|                  | 21  | Nyssa sylvatica 'Wildfire' / Wildfire Tupelo<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0                                         | B & B | 2"Cal  |           |
|                  | 14  | Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree                                                                              | B & B | 2"Cal  |           |
|                  | 13  | Quercus rubra / Red Oak                                                                                                                              | B & B | 3"Cal  |           |
| EVERGREEN TREES  |     |                                                                                                                                                      |       |        |           |
|                  | 20  | Juniperus virginiana 'Canaertii' / Canaerti Eastern Redcedar<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0                         | B & B |        | 6' - 8' H |
|                  | 27  | Thuja x 'Green Giant' / Green Giant Arborvitae                                                                                                       | B & B |        | 6' - 8' H |
| ORNAMENTAL TREES |     |                                                                                                                                                      |       |        |           |
|                  | 6   | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0 | B & B | 2"Cal  |           |
|                  | 16  | Magnolia x 'Jane' / Jane Magnolia                                                                                                                    | B & B | 2"Cal  |           |
|                  | 11  | Magnolia x soulangeana / Saucer Magnolia                                                                                                             | B & B | 2" cal |           |
|                  | 14  | Malus x 'Prairifire' / Prairifire Crab Apple                                                                                                         | B & B | 2"Cal  |           |
|                  | 18  | Malus x 'Velvetcole' / Velvet Pillar™ Crabapple                                                                                                      | B & B | 2"Cal  |           |
| SHRUBS           |     |                                                                                                                                                      |       |        |           |
|                  | 32  | Hydrangea paniculata 'ILVOBO'™ / Bobo Panicle Hydrangea<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0                              | 5 gal |        |           |
|                  | 26  | Hydrangea serrata 'Bluebird' / Bluebird Serrate Hydrangea<br>FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0                            | 5 gal |        |           |



7101 College Blvd., Suite 400  
Overland Park, Kansas 66210  
p. (913) 663-1900

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| DESIGNER : DAS  |                      | DRAWN : ARK    |
| ARCHITECT : DAS |                      | CHECKED : ERB  |
| ENGINEER : ERB  |                      | APPROVED : ERB |
| NO.             | REVISION DESCRIPTION | DATE           |
| 1               | CITY COMMENTS        | 1/23/2026      |
| 2               | CITY COMMENTS        | 3/04/2026      |
| 3               | CITY COMMENTS        | 3/11/2026      |
| 4               | CITY COMMENTS        | 3/20/2026      |

DRAWING TITLE

INDIVIDUAL  
VILLAS -  
LANDSCAPE

DATE: December 23, 2025

COMM. NO. 25110.00

DRAWING

L1.1

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3 NORTH ELEVATION - PDP  
1/8" = 1'-0"



1 WEST ELEVATION - PDP  
1/8" = 1'-0"

STONE VENEER, SYNTHETIC - CLASS 2  
CLEAR GLASS - CLASS 1  
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - CLASS 3  
CEMENT FIBER BOARD (SIDING) - CLASS 2  
CEMENT FIBER BOARD (PANELS) - CLASS 2

TOTAL ELEVATION IS ~ 6674 SF  
EIFS (CLASS 3) REPRESENTS ~ 1728 SF  
METAL LOUVERS REPRESENTS ~ 538 SF

EIFS REPRESENTS 28% OF THE PRIMARY ELEVATION W/O COUNTING LOUVERS  
AND 25% WHEN COUNTING METAL LOUVERS  
ALL OTHER ELEVATIONS HAVE A SIMILAR % BASIS

ASPHALT SHINGLES (LAMINATE) - CLASS 3

ELEVATION KEYNOTE LEGEND

- 1 ARCH. SHINGLES
- 2 F.C. LAP SIDING
- 3 PREFIN. ALUM. GUTTER
- 4 F.C. PANEL W/ APPLIED F.C. TRIM
- 5 CUSTOM DECORATIVE BRACKET
- 6 SCREENED PORCHED SYSTEM, MATCH EXISTING
- 7 EIFS
- 8 F.C. WINDOW TRIM
- 9 EIFS WINDOW TRIM
- 10 CAST STONE BANDING
- 11 CAST STONE HEADER
- 12 CAST STONE SILL
- 13 STANDING SEAM ROOF
- 14 STONE VENEER
- 15 CAST STONE SILL
- 16 F.C. FASCIA BOARD
- 17 F.C. EAVE TRIM
- 18 EIFS TRIM, RE. WALL SECTIONS
- 19 SCHED METAL LOUVER
- 20 F.C. TRIM
- 21 EIFS REVEAL, TYP.

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|-----------------|------------------------------------|
| DESIGNER : DES  | DRAWN : DRW                        |
| ARCHITECT : ARC | CHECKED : CHK                      |
| ENGINEER : DES  | APPROVED : APP                     |
| NO. 1           | REVISION DESCRIPTION CITY COMMENTS |
|                 | DATE 1/23/26                       |

DRAWING TITLE  
EXTERIOR ELEVATIONS

DATE: December 23, 2025  
COMM. NO. 25110.00

DRAWING

A1

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STONE VENEER, SYNTHETIC - CLASS 2  
CLEAR GLASS - CLASS 1  
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) - CLASS 3  
CEMENT FIBER BOARD (SIDING) - CLASS 2  
CEMENT FIBER BOARD (PANELS) - CLASS 2

TOTAL ELEVATION IS ~ 6674 SF  
EIFS (CLASS 3) REPRESENTS ~ 1728 SF  
METAL LOUVERS REPRESENTS ~538 SF

EIFS REPRESENTS 28% OF THE PRIMARY ELEVATION W/O COUNTING LOUVERS  
AND 25% WHEN COUNTING METAL LOUVERS  
ALL OTHER ELEVATIONS HAVE A SIMILAR % BASIS

ASPHALT SHINGLES (LAMINATE) - CLASS 3

PLAN ARTICULATION

4  
A2  
SOUTH ELEVATION - PDP  
1/8" = 1'-0"

MECHANICAL WELL TO HIDE ROOFTOP EQUIPMENT

PLAN ARTICULATION

2  
A2  
EAST ELEVATION - PDP  
1/8" = 1'-0"

ELEVATION KEYNOTE LEGEND

- 1 ARCH. SHINGLES
- 2 F.C. LAP SIDING
- 3 PREFIN. ALUM. GUTTER
- 4 F.C. PANEL W/ APPLIED F.C. TRIM
- 5 CUSTOM DECORATIVE BRACKET
- 6 SCREENED PORCHED SYSTEM, MATCH EXISTING
- 7 EIFS
- 8 F.C. WINDOW TRIM
- 9 EIFS WINDOW TRIM
- 10 CAST STONE BANDING
- 11 CAST STONE HEADER
- 12 CAST STONE SILL
- 13 STANDING SEAM ROOF
- 14 STONE VENEER
- 15 CAST STONE SILL
- 16 F.C. FASCIA BOARD
- 17 F.C. EAVE TRIM
- 18 EIFS TRIM, RE. WALL SECTIONS
- 19 SCHED METAL LOUVER
- 20 F.C. TRIM
- 21 EIFS REVEAL, TYP.

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|-----------------|----------------------|---------|
| DESIGNER : DES  | DRAWN : DRW          |         |
| ARCHITECT : ARC | CHECKED : CHK        |         |
| ENGINEER : DES  | APPROVED : APP       |         |
| NO.             | REVISION DESCRIPTION | DATE    |
| 1               | CITY COMMENTS        | 1/23/26 |

DRAWING TITLE  
**EXTERIOR ELEVATIONS**

DATE: December 23, 2025  
COMM. NO. 25110.00

A2



1 PDP - SOUTHEAST PERSPECTIVE  
A2 N.T.S.



2 PDP - NORTHEAST PERSPECTIVE  
A2 N.T.S.



3 PDP - EAST ELEVATION  
A2 N.T.S.



4 PDP - SOUTH ELEVATION  
A2 N.T.S.

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|-----------------|----------------------|------|
| DESIGNER : DES  | DRAWN : DRW          |      |
| ARCHITECT : ARC | CHECKED : CHK        |      |
| ENGINEER : DES  | APPROVED : APP       |      |
| NO.             | REVISION DESCRIPTION | DATE |

DRAWING TITLE  
COLORED ELEVATIONS  
AND RENDERINGS

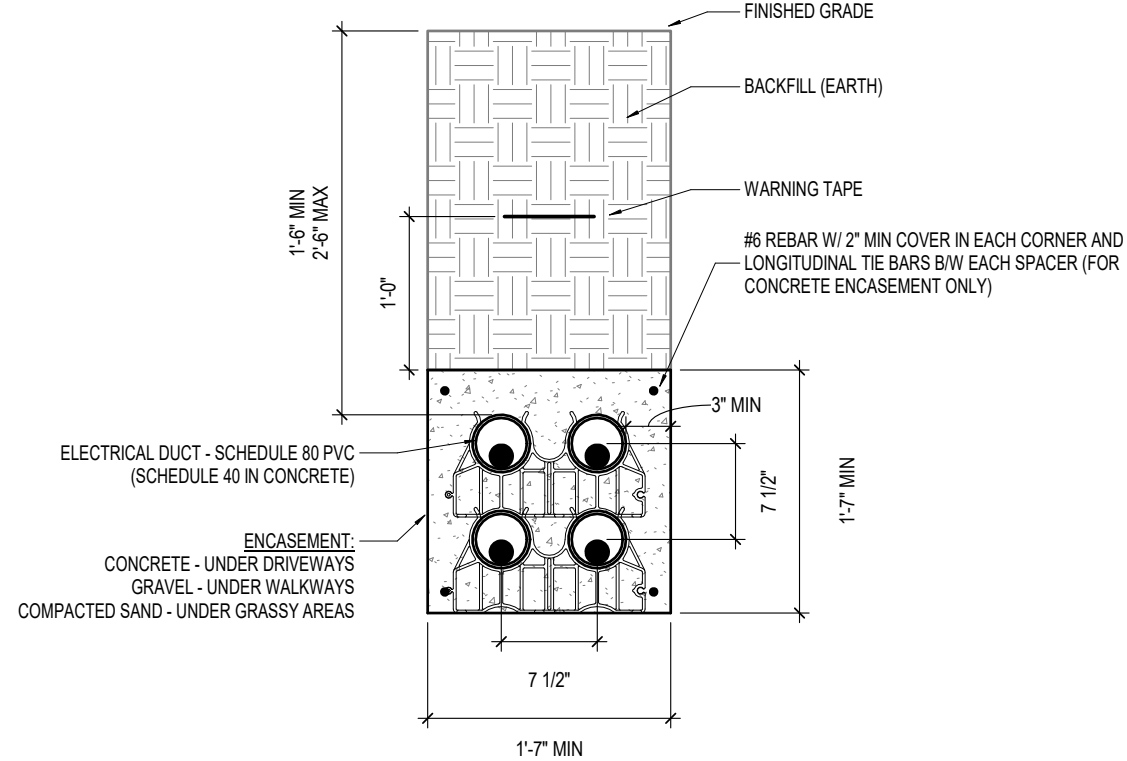
DATE: December 23, 2025

DRAWING

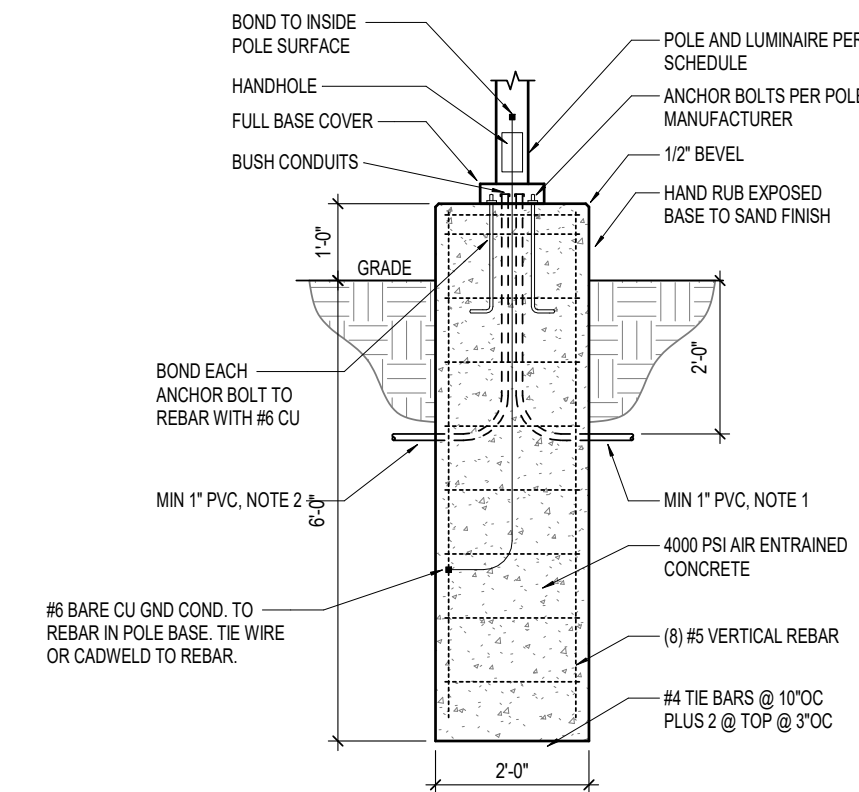
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A2

|    |                                                                                                                            |                                                     |                                                                                                                                                                |
|----|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7  | EXTERIOR WALL PACK FOR EGRESS LIGHTING, DUAL POWER FEEDS                                                                   | CURRENT                                             | QSP2-160L-35-4K7-3-UNV-BLT-2PF                                                                                                                                 |
| 9  | POLE MOUNTED DECORATIVE PENDANT STYLE LED LUMINAURE WITH DECORATIVE ARM AND POLE BASE. 14'-0" POLE ON 2'-0" CONCRETE BASE. | VISIONAIRE LIGHTING (TO MATCH EXISTING) - NO EQUALS | ODN-2-L-T4-80LC-3-4K-UNV-YM-(COLOR TO MATCH)-C6/H1 (FIXTURE), RNTA-5R-188-16-CB-343-T238R-BK (POLE), DCB-14-5RS-BK (POLE BASE), VA103-L-S1-3-BK (MOUNTING ARM) |
| 11 | LED ROUND BOLLARD                                                                                                          | HE WILLIAMS                                         | OSA8R L22 840 DT DBZ AB                                                                                                                                        |



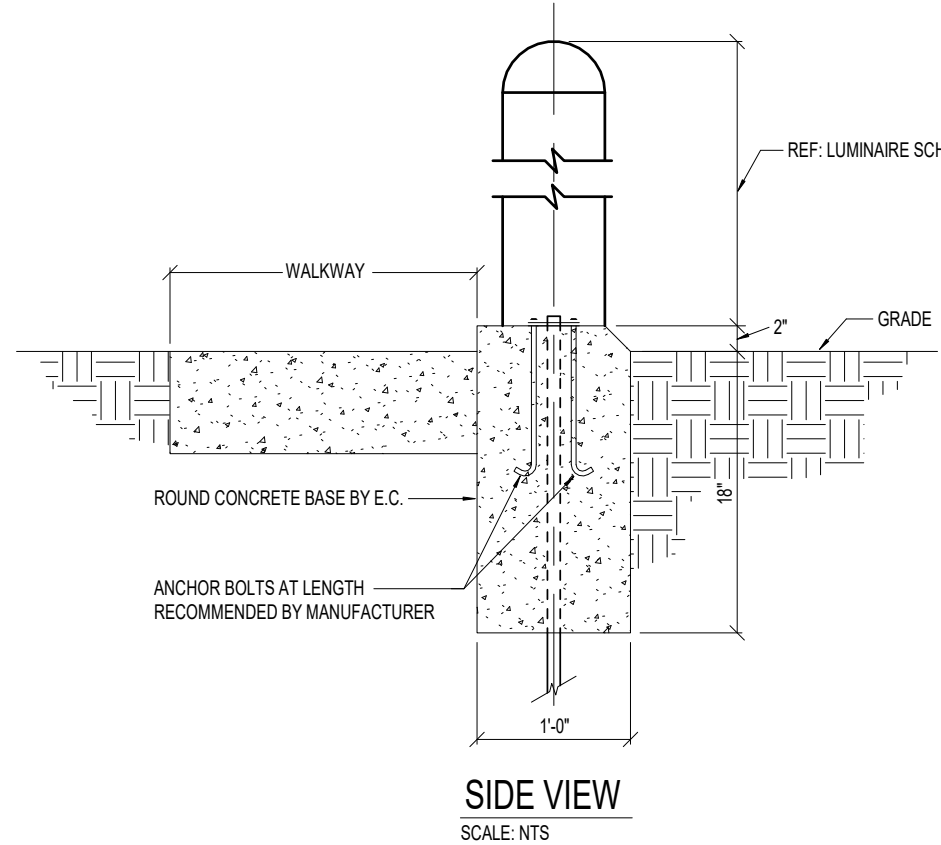
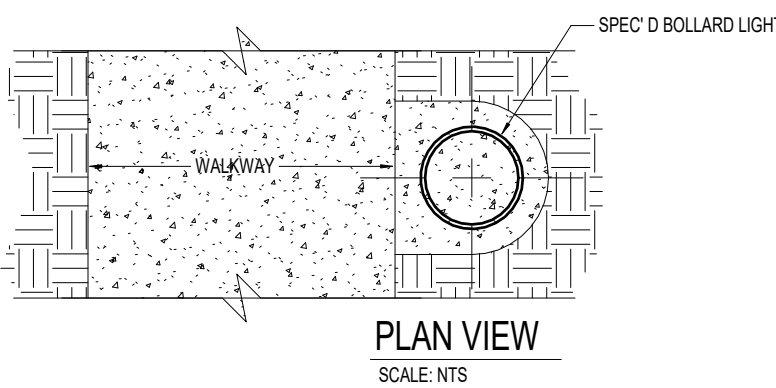
2 DUCT BANK DETAIL 2X2  
E1 N.T.S.



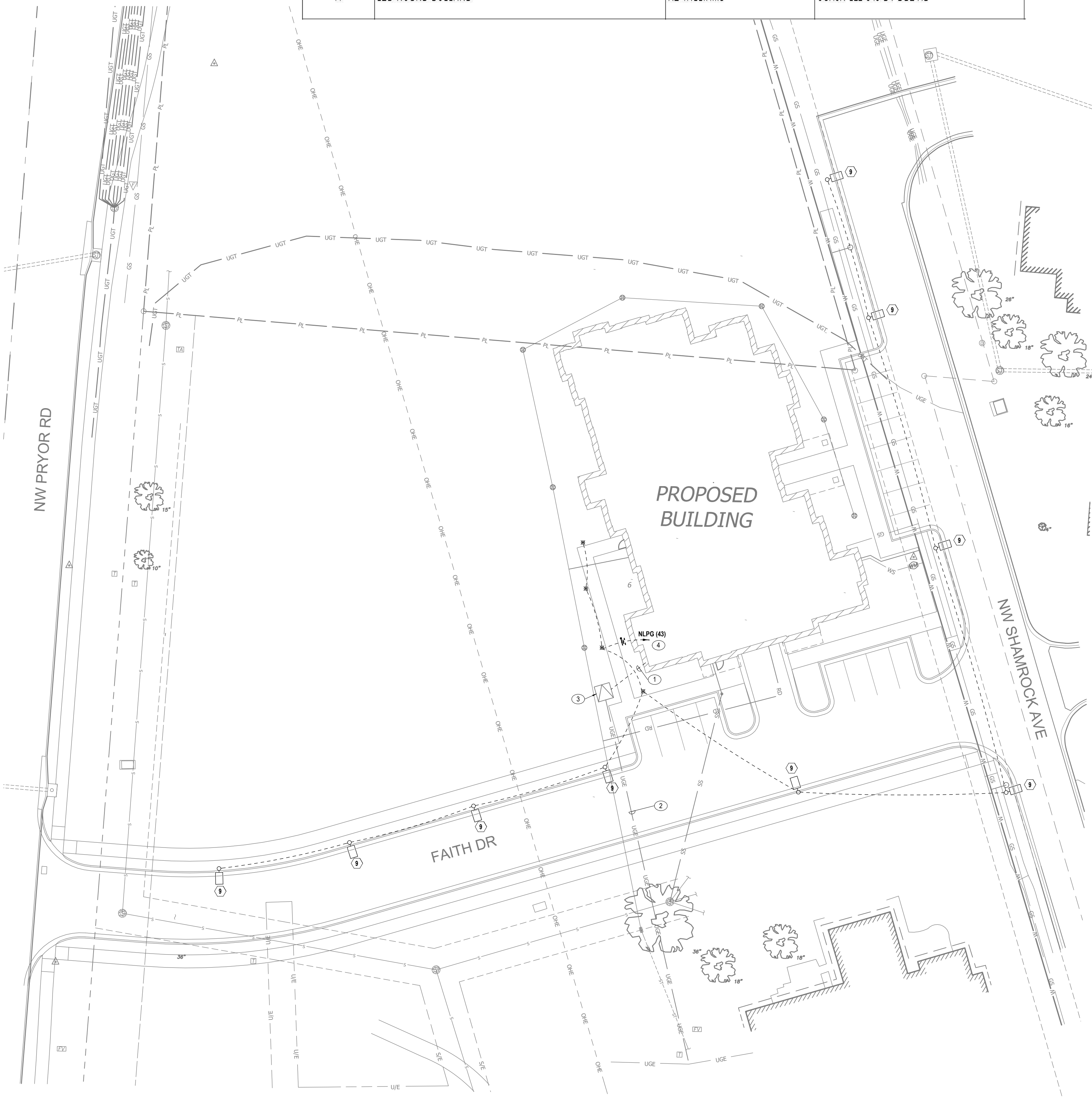
NOTES (BASE DETAILS)

1. STUB OUT CONDUIT 1'-0" BEYOND BASE FOR LAST LIGHTING FIXTURE IN RUN AND CAP FOR FUTURE EXTENSION OF CIRCUIT.
2. 1" SCH 40 PVC HOMERUN OR TO ADJACENT FIXTURE.
3. NO RUBBING OR PARING OF CONCRETE BASE AFTER REMOVAL OF FORM.

3 POLE BASE DETAIL  
E1 N.T.S.



BOLLARD LIGHT BASE  
ADJACENT TO WALKWAY  
DETAIL  
4 E1 N.T.S.



1 SITE PLAN - ELECTRICAL  
E1 N.T.S.

GENERAL NOTES

- REFER TO CIVIL DRAWINGS FOR SPECIFICATIONS AND LOCATIONS OF ALL NEW SITE POLE LUMINAIRES. E.C. SHALL SUPPLY AND INSTALL ALL LUMINAIRES INDICATED ON CIVIL DRAWINGS.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED AND COORDINATED WITH ALL UTILITY COMPANIES AND CIVIL DRAWINGS PRIOR TO ANY CONSTRUCTION ON THIS SITE.
- EACH CONTRACTOR SHALL PROVIDE ALL ITEMS, ARTICLES AND MATERIALS AS REQUIRED, INCLUDING ALL LABOR AND INCIDENTALS NECESSARY FOR A COMPLETE INSTALLATION IN WORKING AND OPERABLE CONDITION.
- EACH CONTRACTOR SHALL SEAL ALL EXTERIOR WALL PENETRATIONS IN WATER-TIGHT MANNER. CONTRACTOR SHALL INSTALL PIPE SLEEVES IN ALL EXTERIOR WALL FOUNDATION PENETRATIONS. CUTTING AND SLEEVING FOR INSTALLATION SHALL BE COORDINATED WITH GENERAL CONTRACTOR AND ARCHITECT PRIOR TO COMMENCING WORK.
- ALL SERVICE DUCT CONDUIT BENDS SHALL BE MADE WITH LONG SWEEPING RADIUS ELBOWS.
- PROVIDE GALVANIZED RIGID CONDUIT FOR EXTERIOR UNDERGROUND TRANSITIONS TO ABOVE GRADE. EXTEND CONDUIT A MINIMUM OF 3' ABOVE GRADE.
- CONDUCTORS AND CABLES INSTALLED UNDERGROUND SHALL BE SUITABLE FOR WET LOCATIONS.
- EACH CONTRACTOR SHALL COORDINATE ROUTING AND DEPTH OF RESPECTIVE TRADE WITH OTHER UTILITIES SO AS TO AVOID CONFLICT.
- EACH CONTRACTOR SHALL PROVIDE FOR ALL TRENCHING/ EXCAVATION, BACKFILL, AND PATCHING OF SURFACES TO ORIGINAL CONDITION FOR THE INSTALLATION OF THEIR RESPECTIVE TRADE.
- ALL BRANCH CIRCUIT WIRING FOR EXTERIOR LIGHTING SHALL BE ACCOMPLISHED WITH MINIMUM #10 AWG COPPER AND ALL RACEWAY FOR UNDERGROUND BRANCH CIRCUITS SHALL BE 1" SCHEDULE 40 PVC MINIMUM.

1. UNDERGROUND SERVICE LATERAL FROM PADMOUNT SERVICE TRANSFORMER TO MAIN SERVICE PANEL. REFER TO ONE-LINE DIAGRAM, E-1.1, FOR ADDITIONAL INFORMATION.
2. PRIMARY UNDERGROUND RACEWAY AND CONDUCTORS PROVIDED AND INSTALLED BY THE LOCAL ELECTRIC UTILITY.
3. PADMOUNT SERVICE TRANSFORMER, PROVIDED AND INSTALLED BY LOCAL ELECTRIC UTILITY. CONSTRUCT CONCRETE TRANSFORMER PAD PER LOCAL ELECTRIC UTILITY REQUIREMENTS.
4. ROUTE BRANCH CIRCUIT THRU DIGITAL 7-DAY ASTRONOMICAL TIMESLOCK WITH PHOTOCELL CONTROL.

PRELIMINARY  
DEVELOPMENT PLAN  
SET

NOT FOR CONSTRUCTION



John Knox Village

HYBRID VILLA APARTMENTS

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|                  |                           |
|------------------|---------------------------|
| DESIGNER : DES   | DRAWN : NAD               |
| ARCHITECT : ARC. | CHECKED : CIW             |
| ENGINEER : #0    | APPROVED : CIW            |
| NO.              | REVISION DESCRIPTION DATE |

DRAWING TITLE

ELECTRICAL SITE PLAN

DATE: December 23, 2025

COMM. NO. 25110.00

E1